



**TUPPENHURST LANE, RUGELEY, WS15**  
£2,400 per month\*

**Carter Jonas**



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# TUPPENHURST LANE, RUGELEY, STAFFORDSHIRE, WS15 4HN

A four bedroom detached property situated within the town of Rugeley.

- 4/5 bedrooms
- 3 Bathrooms
- 3 Receptions
- Study
- 2 Kitchens
- Utility
- Downstairs WC
- Double Garage
- Workshop with WC
- Garden

## THE PROPERTY

Accommodation comprises - Ground Floor: Entrance Hall, kitchen, utility, downstairs w/c, dining room and sitting room. To the extended section is a kitchen, inner hall, sitting room, dining room and rear porch. First Floor: Three bedrooms (one bedroom is a walk through to the extended section of the property), bathroom and landing. To the extended section is a bedroom with en-suite, bathroom and study/optional 5th bedroom.

Externally there is a large driveway with off road parking for several cars leading to a double garage with WC and large workshop area. There are also front and rear gardens.

No access to Loft. No white goods. Mains electricity and water are connected. Oil Heating. Private drainage via a Septic Tank (if applicable). Flood Risk - Low.

Internet & Mobile: Further information on availability and speeds can be found at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Available unfurnished from Early April 2025 for an initial 12 month term.

EPC Rating D. Council Tax Band G (please see Lichfield District Council Website for current cost)





At a rent of £2,400 per calendar month

Holding deposit of 1 week's rent £553

Security deposit of 5 weeks rent £2,769

**ADDITIONAL INFORMATION**

Offers	Available for an initial 12 month term
Viewing	Strictly by appointment
Local Authority	- Council Tax Band G





# Ashton Hayes Farm, Tuppenhurst Lane, Rugeley, WS15

Approximate Area = 3219 sq ft / 299 sq m  
Garage / Workshop = 1050 sq ft / 97.6 sq m  
Total = 4269 sq ft / 396.6 sq m  
For identification only - Not to scale



## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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Classification L2 - Business Data